

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF MARCH 3, 2021
Virtual via Webex
7:30PM**

NOTE: No New Business to be conducted past 10:00 P.M.

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m4ca5ea4469d8d412507323308e4f987d>

Meeting number: 132 931 5915

Password: P9PpPHxFv38 (79777493 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 931 5915

Meeting materials will be posted online and can be obtained via:

https://drive.google.com/drive/folders/1tcse1Z3VdY6bbz3wg43RhAL_YMW3VeBx?usp=sharing

STATEMENT OF COMPLIANCE

As required by the Open Public Meetings Act, adequate notice of this meeting has been provided which notice specified the time and place of the meeting to the extent known at that time. The notice was posted on the bulletin board at the Municipal Building, sent to the Daily Record, and the Citizen, posted on the Township's website calendar, and placed on file at the Township Clerk's office. This meeting has been properly noticed to the public in accordance with the Open Public Meetings Act.

ROLL CALL:

Richard Moore

Annabel Pierce

Deane Driscoll

Kenneth Shirkey

Margaret Miller-Sanders

Ron Cain

James Marinello

Owen Weaver (Alt #1)

Ray Giordano (Alt #2)

PLEDGE OF ALLEGIANCE

Swearing in of Professionals

Stan Omland, PE

John Szabo, PP

Also present: Bruce Ackerman, Esq.

OPEN PUBLIC COMMENT

The Chairman opens the session to public comment for items not listed on the agenda related to land use matters.

OLD BUSINESS

ZSPP/FD04-19 H.G. Martin – 289 Changebridge Road – B: 160.2 , L: 12 – pre/final site plan & 'd' and 'c' variances - subdivision of an existing office/warehouse building into two separate leasehold spaces, one of the spaces to contain existing office/warehouse use and the other space to contain a Wine Outlet retail store - I-2 Zone - retail use is not permitted - d(1) use variance relief. 'C' variances for parking setbacks, lack of curbing, number of wall signs. Carried with notice from 9/4/19 & 11/6/19 – Eligible: Mooreⁱ, Shirkeyⁱⁱ, Miller-Sanders, Pierceⁱⁱⁱ, Cain, Lipari, Giordano^{iv}, Marinello^v - carried with notice from 1/16/20 – New Notice provided June 2020 – carried with notice from 8/12/20 & 11/4/20

ACT BY: 4/7/2021

NEW BUSINESS

MINUTES

Minutes of February 3, 2021 – Eligible: Moore, Driscoll, Shirkey, Miller-Sanders, Pierce, Cain, Marinello

INVOICES

RESOLUTIONS

ZMSP/F/D/C09-19– Boonton Properties – 83 Boonton Avenue– B: 3, L: 47.01 – 3 lot pre/final major subdivision/D variance/ c variance – 2 single family residential lots and 1 commercial (retail/restaurant) – variances for minimum lot width; vehicular access required on site; minimum lot area; minimum lot width at setback line; minimum parking setback from building; curbing in parking areas/driveways; chain-link fence in front and side yard; hanging sign – Approved – Eligible: Moore, Driscoll, Shirkey, Miller-Sanders, Pierce, Cain, Marinello

OTHER BUSINESS

CORRESPONDENCE

ADJOURNMENT

ⁱ Certified to 11/6/19 hearing

ⁱⁱ Certified to 8/12/20 hearing

ⁱⁱⁱ Certified to 9/4/19 hearing

^{iv} Certified to all meetings held

^v Certified to 9/4/19 hearing